

Your Ref: 34857

Dear Emma Hone

Thank you for contacting [REDACTED] regarding the Business Licence application for 143 Jackmans Place. [REDACTED] have to strongly object to this on the basis on it adversely affecting the parking in this densely populated residential location.

Parking is difficult in Jackmans Place and the pressures are escalating just through the growth in number of vehicles owned by residents in recent years. The current situation is that vehicles regularly resort to parking on pavements, forcing pedestrians into the fairly narrow road, and the grass outside 141, has become a permanent parking space rather than area of green verge. Corners are increasingly difficult to navigate with cars crowded round and it is not uncommon for those with off-street parking to have their access blocked. Adjacent to the applicant's property are two or three terraces of houses which due to their position on the street will never be able to add off-street parking, despite large front gardens and so these properties have a strong need for access to the limited available parking in this section of Jackmans Place. A business that will bring additional parking pressures into this residential road 7 days a week, 11 hours a day is a very bad idea.

[REDACTED] am especially concerned that the applicant has not provided an accurate representation of the nature of the business in the application. The application states the business would only be in operation between 0830-1700, Monday to Friday, however a search of Google finds that appointments are currently bookable between the hours of 0900-2000 Monday to Friday and between 0900-1800 Saturday and Sunday, which is a significant difference, especially since the application itself acknowledges a "major parking issue" in the evenings.

Additionally [REDACTED] note that the applicant claims there would only be 1-2 maximum clients per day, which stretches credulity because that would surely not be a viable business unless the applicant intends to provide two extremely expensive 5-hour long massages in the 11-hour window which the business is open! This lack of accuracy suggests the applicant knows full-well that the "out-of-hours" nature of the business will cause issues in this location, and [REDACTED] afraid leaves [REDACTED] rather suspicious about what other vital information might have been conveniently left out.

[REDACTED] note this new application has also chosen to refer to the garage on the property as an "outbuilding", which feels like a further calculated choice to distract from the fact that this business is likely to affect parking both by adding to volume of vehicles and reducing available off-street parking at the property itself. Although the application states there is currently rear off-road parking for 2 cars, this is not currently used even by the residents of the address so it is rather a moot point.

[REDACTED] believe this application should only be allowed if the applicant converts some of the land on the property to a suitable parking area for 3-4 vehicles (and commits to using it), which would ensure that local residents are not impacted by the development.

[REDACTED] would also like to mention as a consideration that there is no shortage of proper commercial premises in Letchworth, there are plenty of empty units in the town centre or within a very short walk of this location. [REDACTED] sure a business like this would be a very positive addition to the town if it were in a proper commercial location. Maybe the Heritage Foundation could assist the applicant in finding a reasonable, affordable location amongst its currently vacant properties.

Many thanks

[REDACTED]